

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for February 15, 2006 PLANNING COMMISSION MEETING

PROJECT #: Use Permit #108A

PROPOSAL: Allow an additional sign.

LOCATION: 84th Street and Pioneers Boulevard

LAND AREA: 18.24 acres, more or less.

CONCLUSION: Allowing this sign conforms to the Zoning Ordinance.

<u>RECOMMENDATION:</u>	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 2 and 11, Pioneer Greens 1st Addition, Lots 1-3, Pioneer Greens 5th Addition, Lots 1-7 and Outlot A, Pioneer Greens 6th Addition, Lighthouse Condominium Units A and B, and Pioneer Pond Condominium Units A and B, all located in the NW 1/4 of Section 11 T9N R7E, Lancaster County, Nebraska

EXISTING LAND USE AND ZONING: Commercial O-3 Office Park

SURROUNDING LAND USE AND ZONING:

North:	Church	AGR Agricultural Residential
South:	Single-family dwellings	R-3 residential
East:	Single-family dwellings	R-3 residential
West:	Single-family dwellings	R-3 residential
	Commercial	O-2 Suburban Office

HISTORY:

Jul 2000	Administrative Amendment #00042 revised the office park layout.
Aug 1999	Administrative Amendment #99011 revised the office park layout.
Sep 1998	Administrative Amendment #98048 revised the right-of-way width for Mandarin Drive and the dimensions for lots facing Pioneer Greens Drive.
Jul 1998	Use Permit #108, Change of Zone #3112, Special Permit #1722, and Preliminary Plat #98007 approved changing the zone to O-3 Office Park and

R-3 Residential for 145,000 square feet of commercial floor area and 85 dwelling units.

May 1979 This property was changed from AA Rural and Public to AG Agricultural during the zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Future Land Use Plan shows this area as Commercial. (F 25)

ANALYSIS:

1. This request stems from the recent improvements to the intersection of 84th Street and Pioneers Boulevard, which resulted in the removal of a ground sign located near the intersection.
2. The sign that was previously located here was not allowed by the zoning ordinance, nor allowed under the existing use permit, but was issued a permit by the Building and Safety Department. In order to replace the sign at this location, specific approval from the City Council is required.
3. There are also two other signs shown on the existing use permit that are not allowed or approved. These signs are located along Pioneers and 84th, midway between the intersection and office park entrances. Staff suggests these signs should be acted upon as part of this proposal.
4. The O-3 district allows wall signs, ground signs at building entrances, and one ground sign per vehicle entrance. The three signs identified above do not meet any of these criteria, but can be allowed as additional signs by the City Council as part of a use permit approval. If approved, the sign locations marked 1, 2, and 3 on the attached site plan would be in addition to any other signs already allowed by the sign regulations.
5. The Public Works Department has no objection to the installation of the sign on the retaining wall as long as it is not illuminated and does not interfere with the traffic light operation.
6. No City Department has objected to allowing these signs.
7. Planning Staff recommends approval based upon the following conditions.

CONDITIONS OF APPROVAL:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
 - 1.1 Revise the site plan by adding a note stating the sign located at the intersection of 84th Street and Pioneers Boulevard may be located on the retaining wall provided it is nonilluminated, nonanimated, nonreflective, and does not interfere with the operation of the traffic signal or traffic movement.
2. This approval permits 3 additional signs within the Pioneer Greens Office Park: one at the intersection of 84th Street and Pioneers Boulevard located on the retaining wall, one located along 84th Street frontage midway between the intersection and the office park entrance, and one located along Pioneers Boulevard midway between the intersection and the office park entrance.

General:

3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a revised and reproducible final plan including 5 copies.
 - 3.2 The construction plans shall comply with the approved plans.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
 - 4.1 All development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

- 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

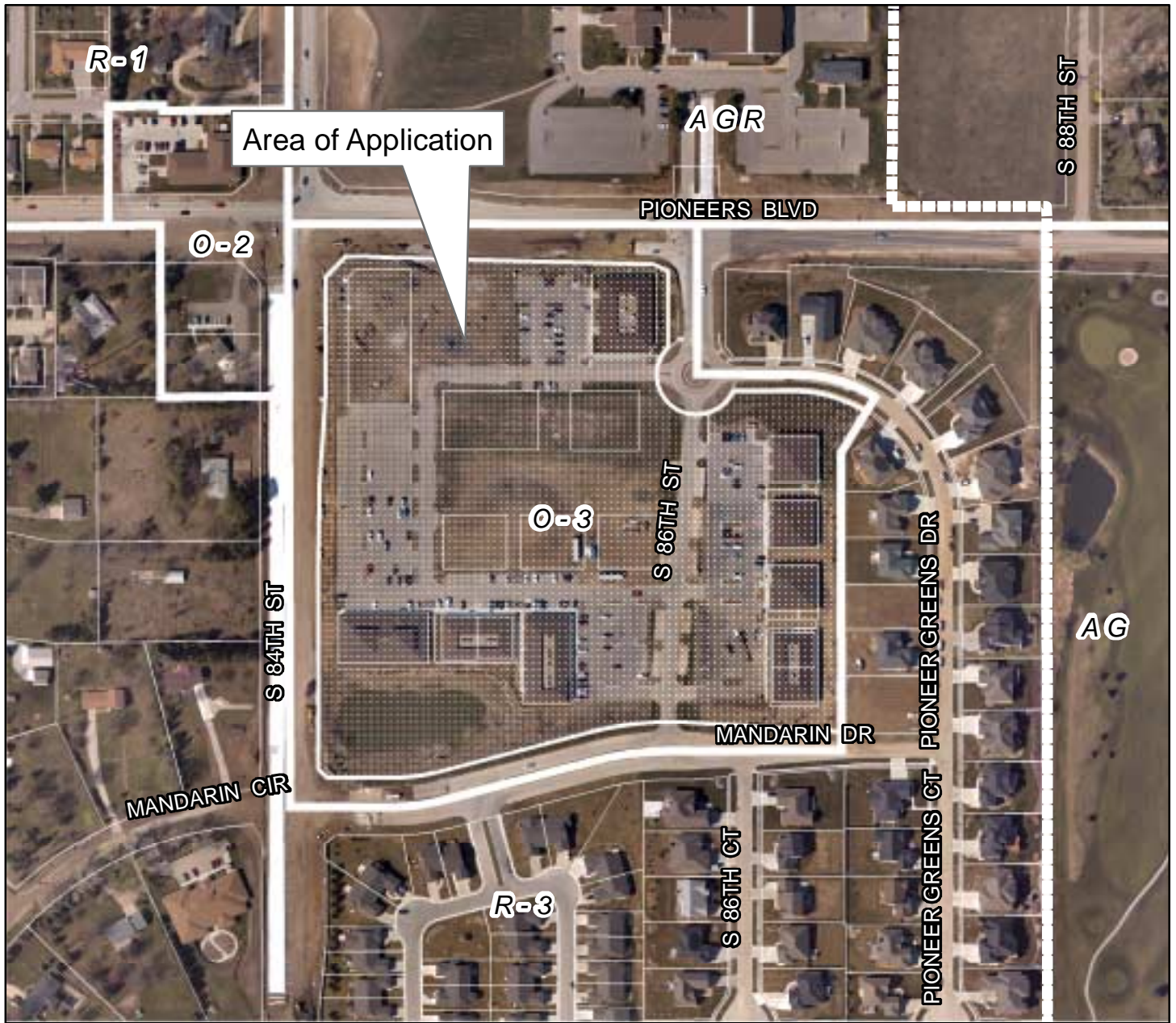
Prepared by:

Greg Czaplewski, 441-7620, gczaplewski@lincoln.ne.gov

Date: January 31, 2006

Applicant: Pioneer Greens LLC
and 300 North 44th Street, Suite 100
Owner: Lincoln, NE 68503
467.1234

Contact: Mike Rierden
645 M Street, Suite 200
Lincoln, NE 68508
476.2413



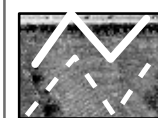
2005 aerial

Use Permit #108A **S 84th St & Pioneers Blvd.** **Pioneer Greens**

Zoning:

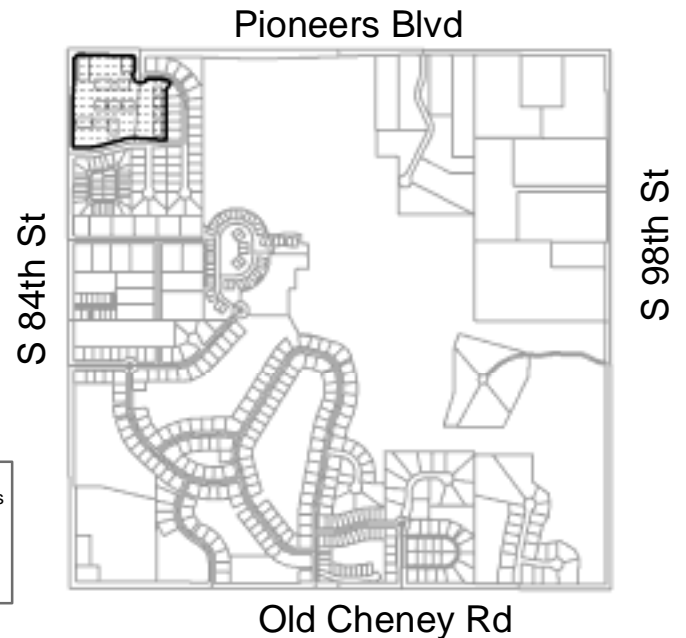
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

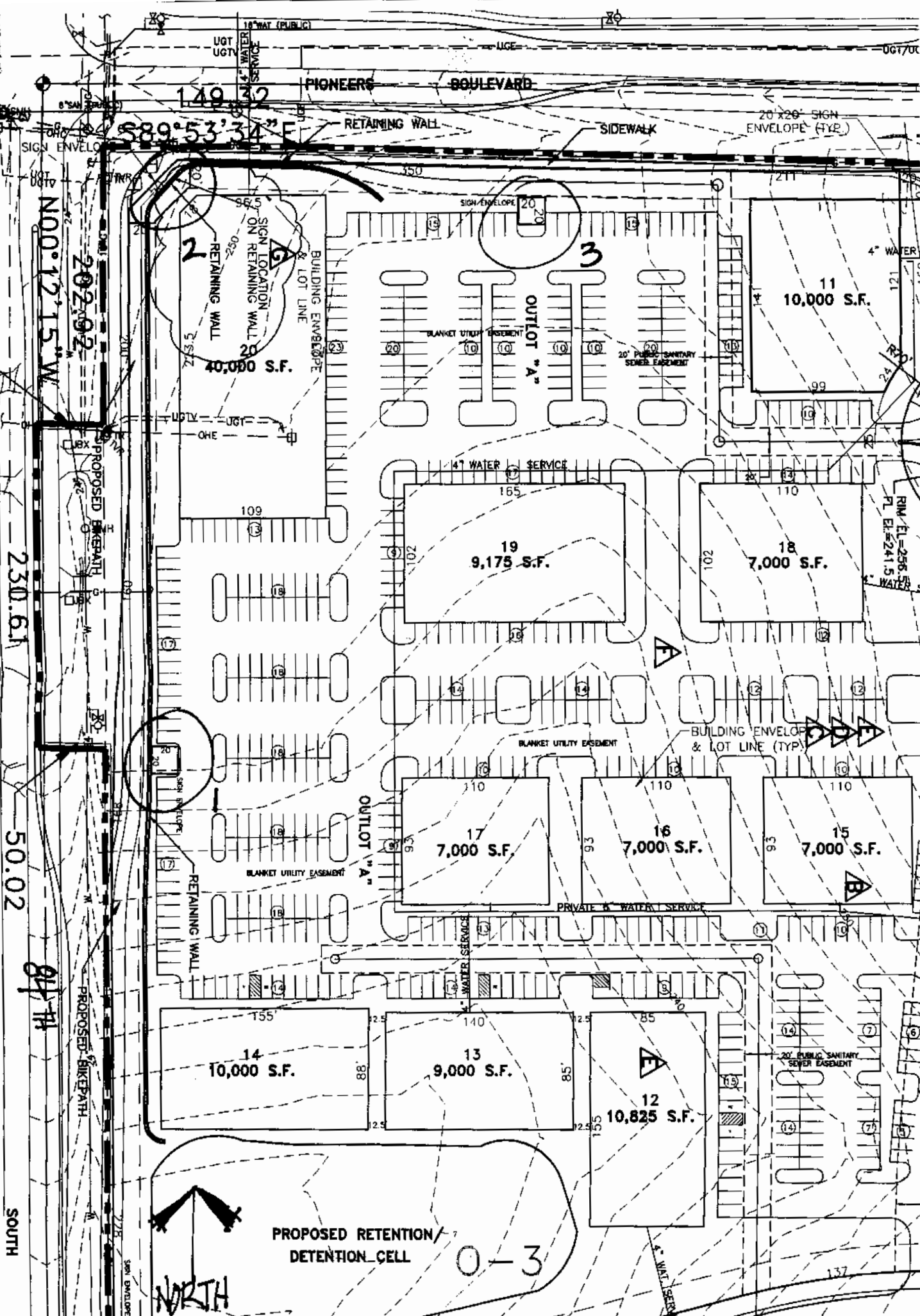
One Square Mile
 Sec. 11 T9N R7E



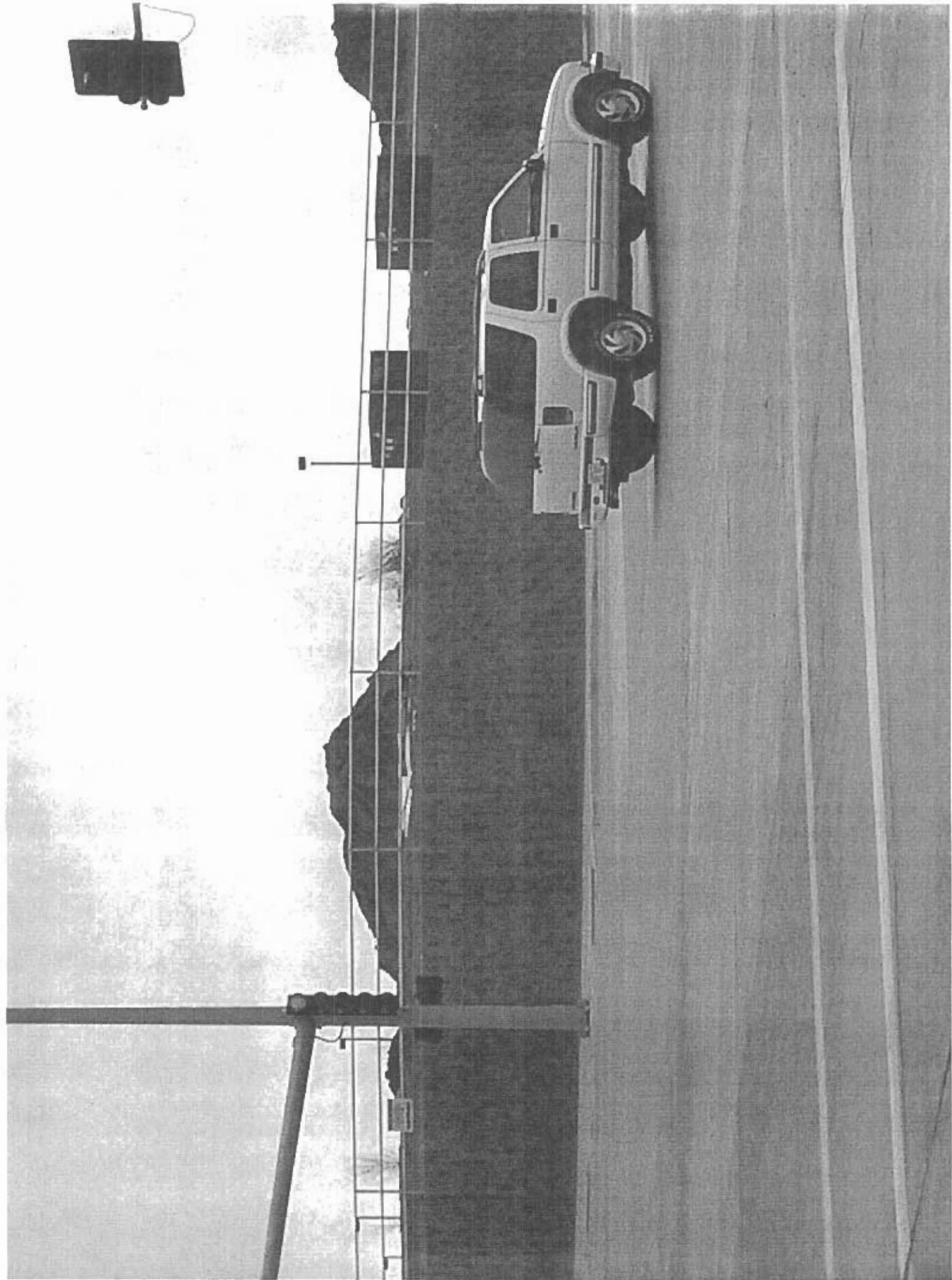
Zoning Jurisdiction Lines

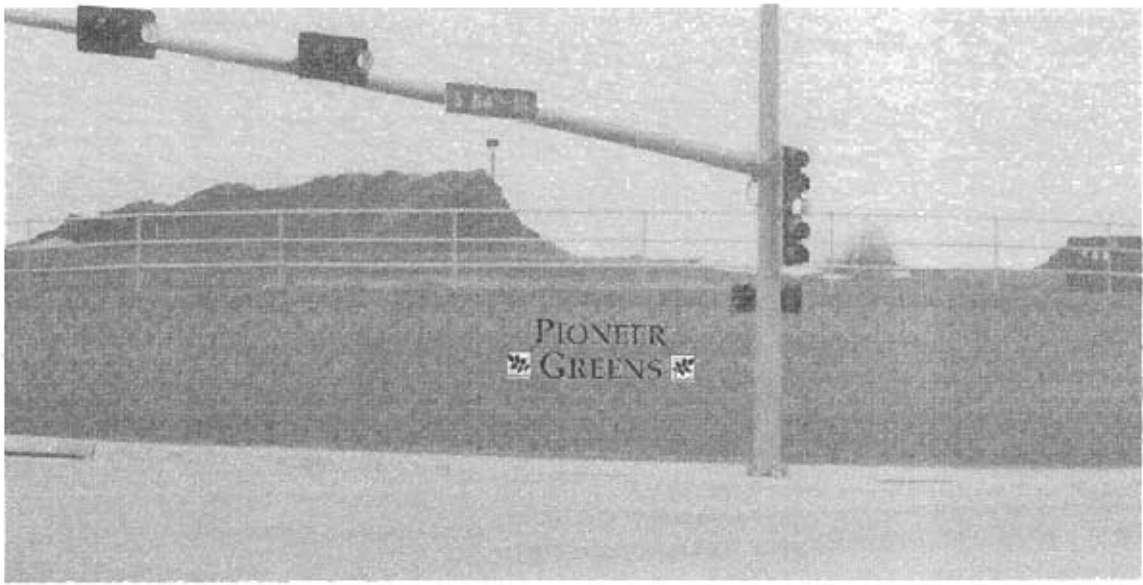
City Limit Jurisdiction





149.32
S89°53'34"E
202.92
N00°12'15"W
230.61
50.02
84 TH
SOUTH



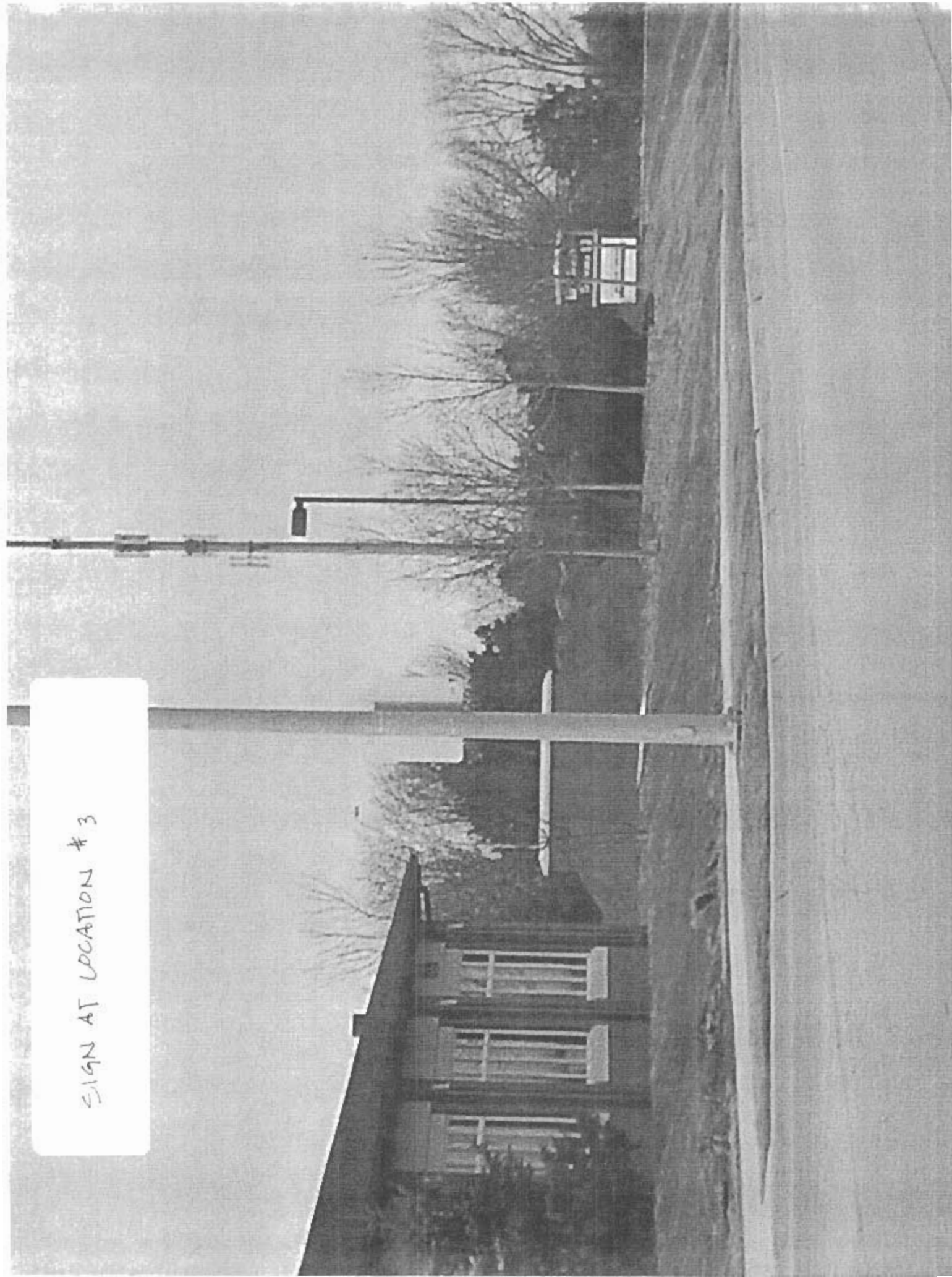


SIGN AT LOCATION # 1

FOR SALE BY OWNER
PROPERTY

MOH

SIGN AT LOCATION #3



J. Michael Rierden
ATTORNEY AT LAW

THE COTSWOLD
645 "M" STREET
SUITE 200
LINCOLN, NE 68508

TELEPHONE (402) 476-2413
TELECOPIER (402) 476-2948

January 10, 2006

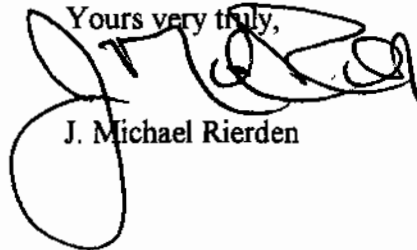
Lincoln/Lancaster County
Planning Department
555 South 10th Street
Lincoln, Nebraska 68508

RE: Location of Monument Sign at Pioneer Greens, Lincoln, Nebraska

To Whom It May Concern:

Please consider this letter part of the submittal for an amendment to Use Permit 108 by Pioneer Greens located at approximately 84th and Pioneer Boulevard. The objective of the request is to allow the location of the sign as shown on the attached drawings. A sign had previously been approved under Use Permit 108 but because of the widening of 84th the original location is no longer available. Would you please process this matter as soon as possible. If you should have any questions or need any additional information please feel free to contact me.

Yours very truly,

A handwritten signature in black ink, appearing to read 'J. Michael Rierden', is written over the typed name. The signature is stylized with a large loop at the beginning and end.

J. Michael Rierden

JMR/jdr